

# MGCC RENOVATION AND EXPANSION

SCHEDULE (ARENA & COMMUNITY CENTER)

SITE PLANS

ARENA PLANS

DESIGN CONCEPT

3D VISUALS

PHASING PLAN

BUDGET

NEXT STEPS



# WORK PROGRESS

## ARENA ADDITION

- 100% SCHEMATIC DESIGN COMPLETED
- USER GROUP & STAKEHOLDER MEETINGS
- SYSTEMS DESIGN REVIEW
- PRELIMINARY BUILDING PLANS
- PRELIMINARY SITE PLAN
- DESIGN CONCEPT
- GEOTHERMAL SYSTEM EXPLORATION

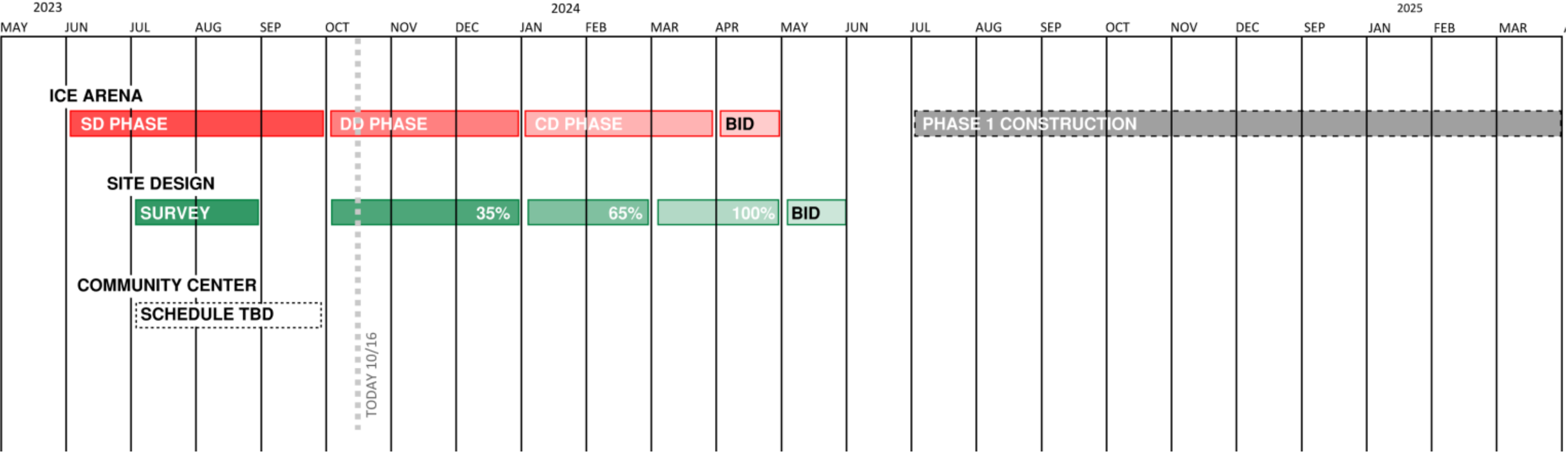
## COMMUNITY CENTER

- BUILDING 3D SCANNING COMPLETED
- PRELIMINARY PROGRAMMING
- AQUATICS PROGRAMMING

## SITE DESIGN

- ONSITE SURVEY COMPLETED
- UPDATED PARKING DEMAND ANALYSIS
- PRELIMINARY SITE DESIGN CONCEPTS
- FARMERS MARKET / PAVILION
- FUTURE PARKING LOT EXPANSION OPPORTUNITIES

# PROJECT TIMELINE



# MGCC RENOVATION AND EXPANSION

## SCHEDULE (ARENA & COMMUNITY CENTER)







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## SITE PLAN - EXISTING

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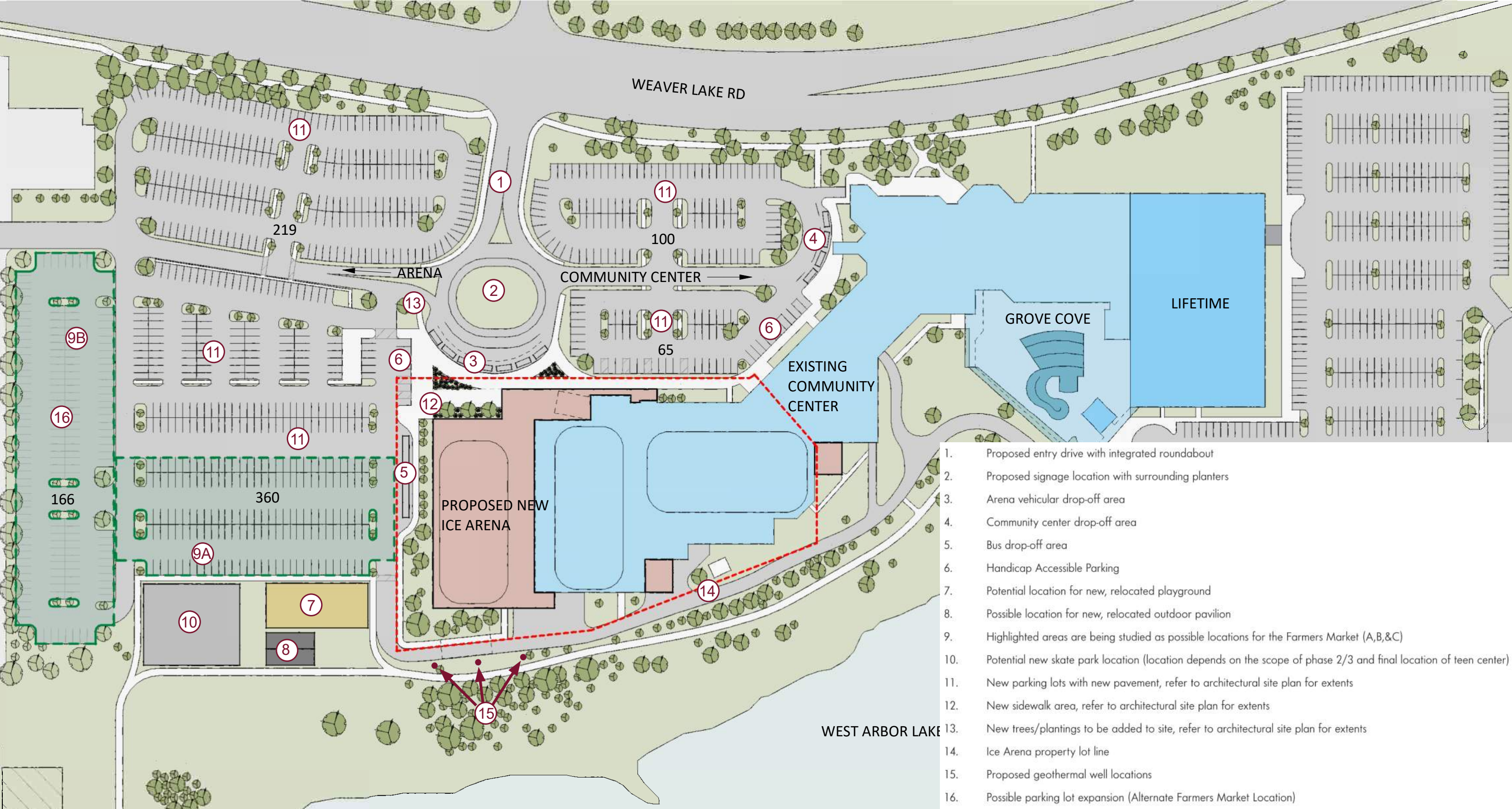


DESIGN FOR LIFE









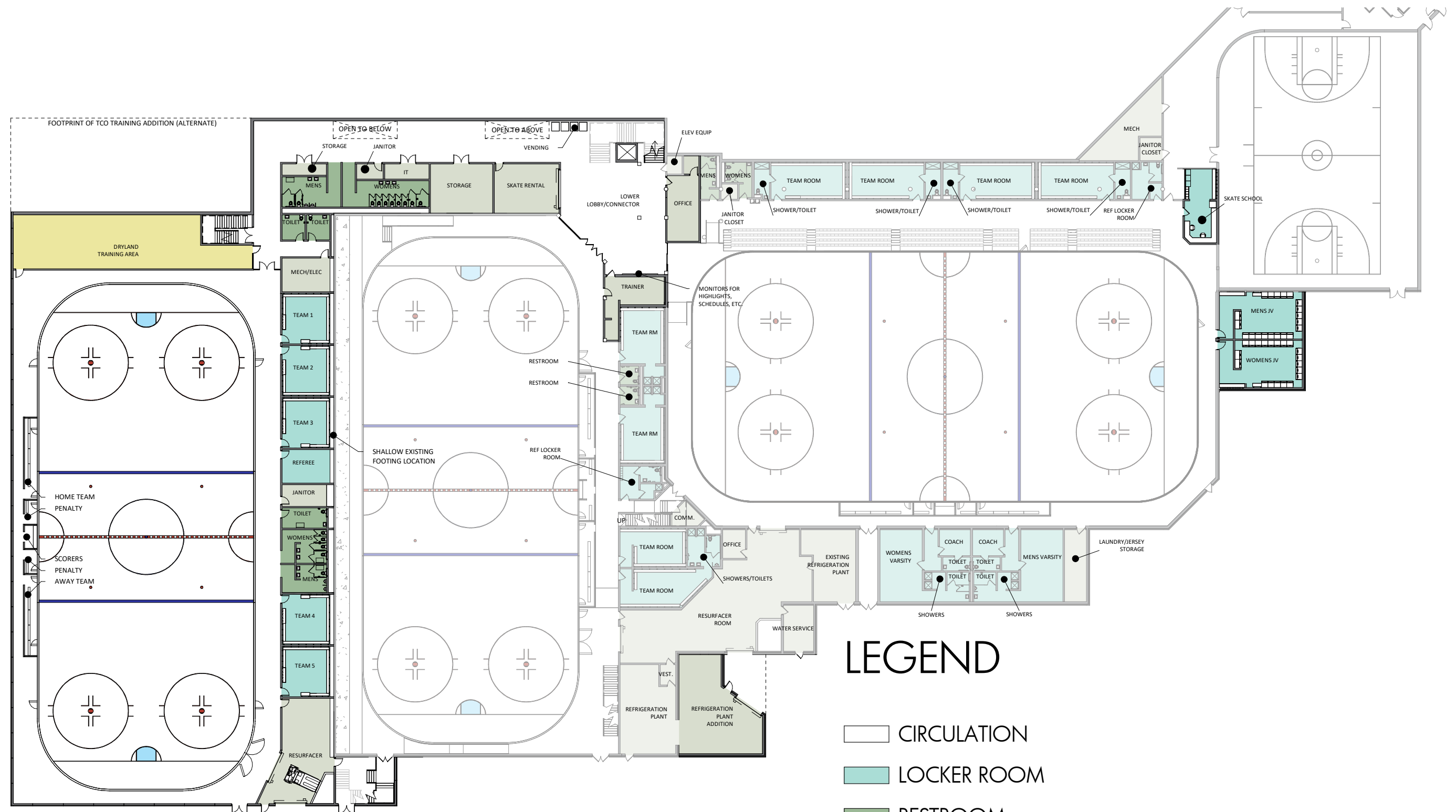
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## SITE PLAN OPTION 2

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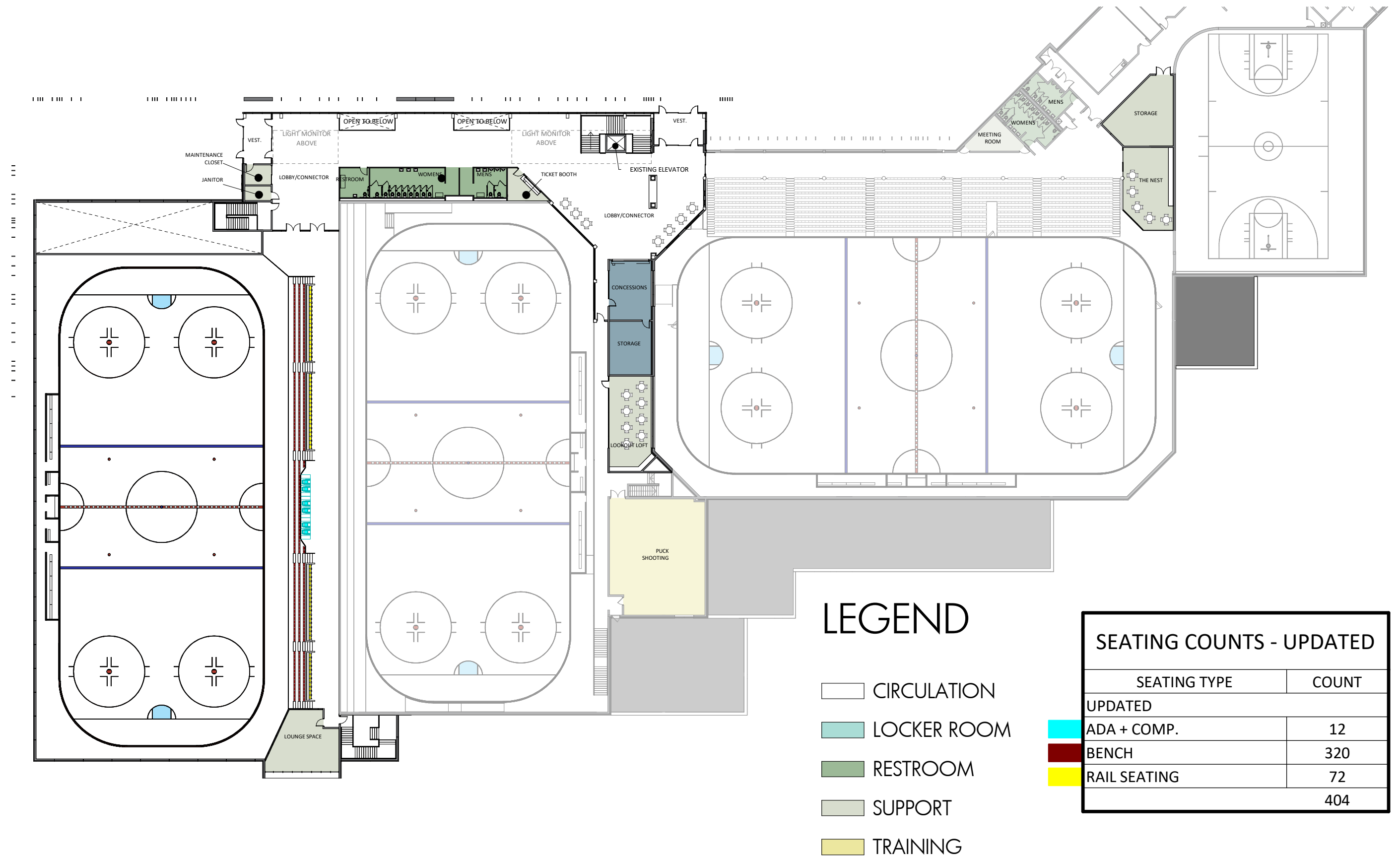
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## ARENA PLANS - ICE LEVEL

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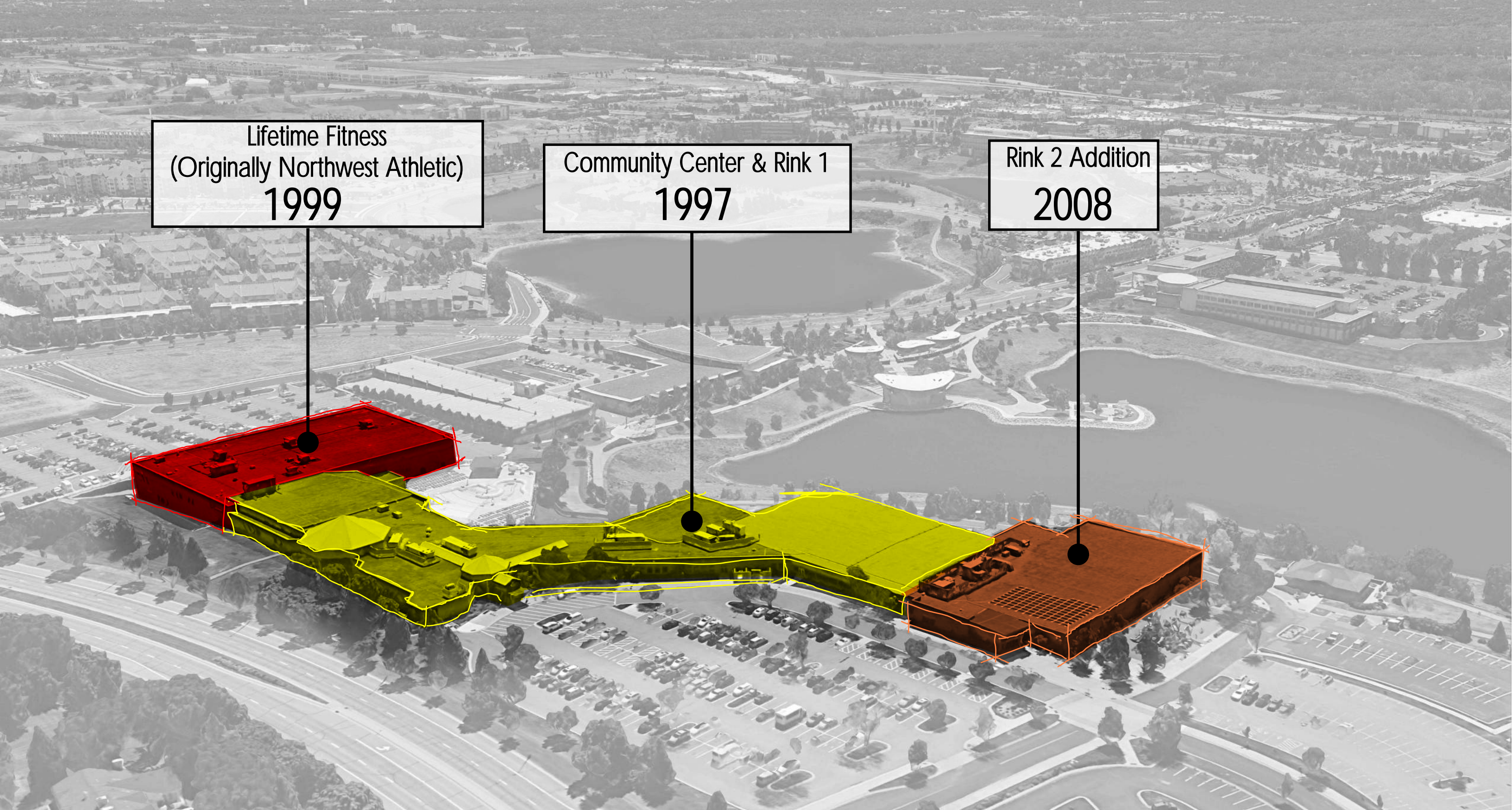
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## ARENA PLANS - CONCOURSE LEVEL

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Lifetime Fitness  
(Originally Northwest Athletic)  
1999

Community Center & Rink 1  
1997

Rink 2 Addition  
2008

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DESIGN CONCEPT

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## NEW UNIFYING DESIGN

- SPANS NEW AND OLD
- EXTERIOR AND INTERIOR
- HIERARCHY OF VOLUME
- FUNCTIONAL (PROTECTION SUNSHADING, RAIN)
- INTEGRATED GLAZING (DAYLIGHT, TRANSPARENCY)
- WAYFINDING ORGANIZER

Lifetime Fitness  
(Originally Northwest Athletic)

Community Center & Rink 1

Rink 2 Addition

New Ice Sheet

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EDGE



MYSTERY



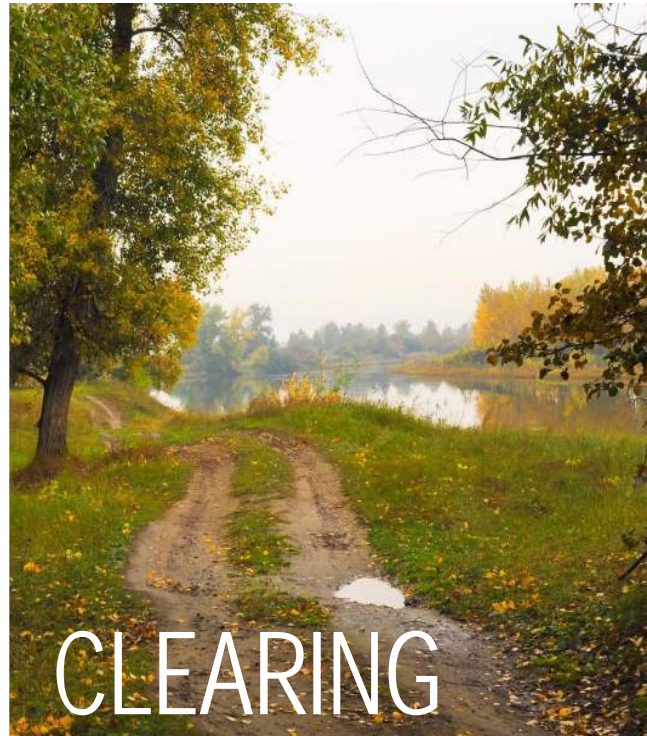
DISCOVERY



LAYER



PATH



CLEARING



FILTER



CHANGE

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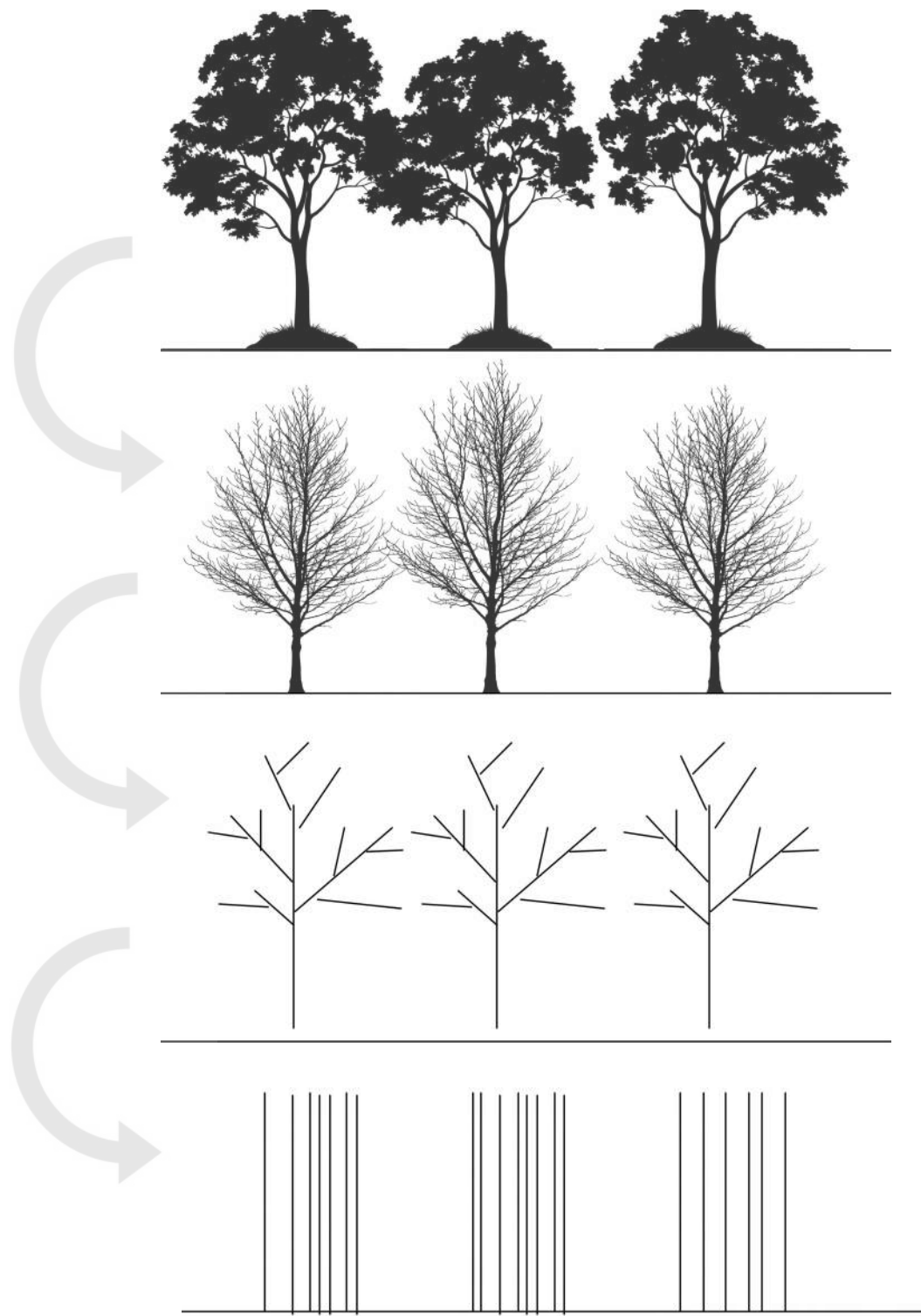
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## DESIGN CONCEPT

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EXTERIOR MATERIAL SYSTEMS NARRATIVE

Exterior material selections are at an early stage of design and will continue to be developed throughout the design development phase. The current selections have been made to represent proposed materiality as well as potential color palettes that reinforce the design concept. The design team is proposing materials and colors that are timeless with the intent that pops of color will come from intentional accents that can be more easily updated over time based on current trends.

Additionally, based on the civic nature of the community center, it is important that the materials will hold up to the day-to-day use this building will experience. For that reason, materials are being selected based on durability and longevity.

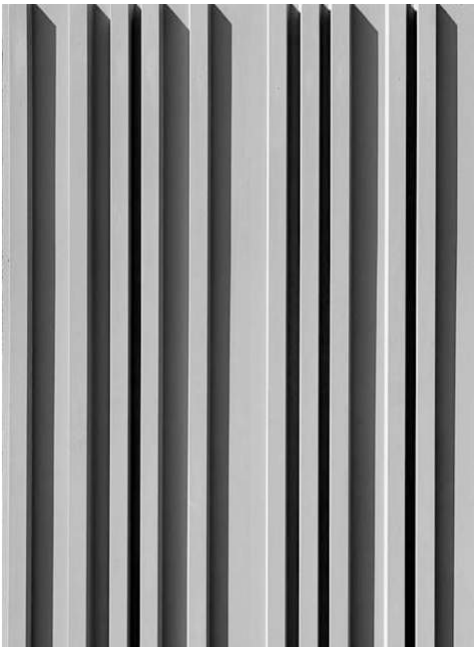
Finally, the material pallet is also being coordinated with the existing building. While the existing structure will see major amounts of remodel and addition, portions will remain in place. For that reason, the design team is being sensitive to the existing materiality to ensure a cohesive design is delivered.



ANODIZED ALUMINUM



COMPOSITE ARCHITECTURAL PANEL  
(WOOD GRAIN)



PRECAST CONCRETE PANEL



ACCENT MASONRY



ACCENT MASONRY

MGCC RENOVATION AND EXPANSION  
EXTERIOR MATERIAL SYSTEMS







# MGCC RENOVATION AND EXPANSION

## 3D VISUALS - EXTERIOR OPTION 1

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## 3D VISUALS - EXTERIOR OPTION 2

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# MGCC RENOVATION AND EXPANSION

## 3D VISUALS - EXTERIOR OPTION 2 CONTINUED

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# MGCC RENOVATION AND EXPANSION

## 3D VISUALS - EXTERIOR OPTION 2 CONTINUED

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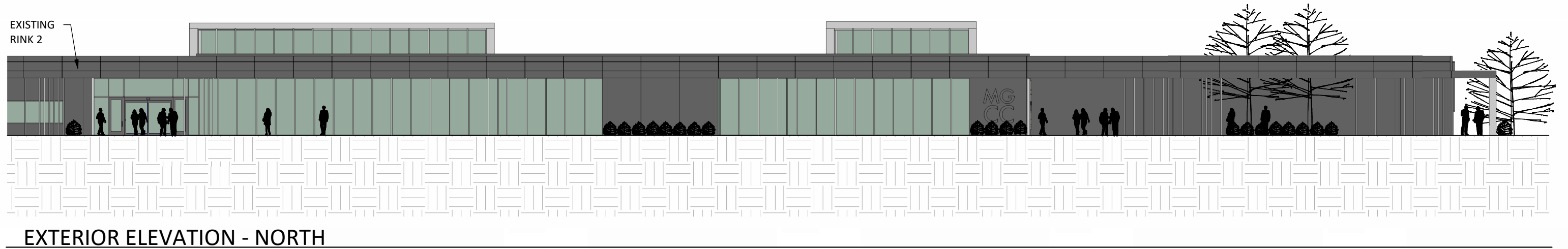


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## 3D VISUALS - EXTERIOR OPTION 2 CONTINUED

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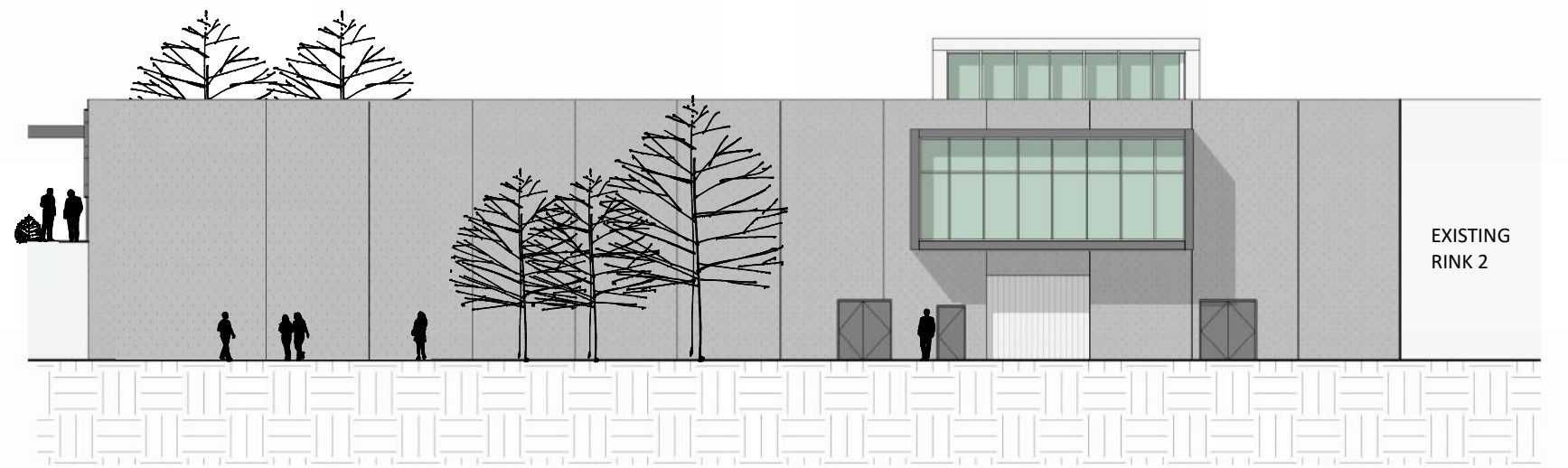




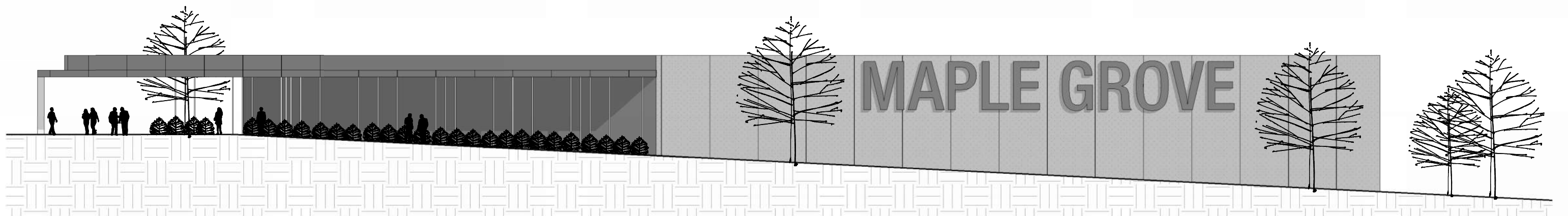
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - WEST

# MGCC RENOVATION AND EXPANSION

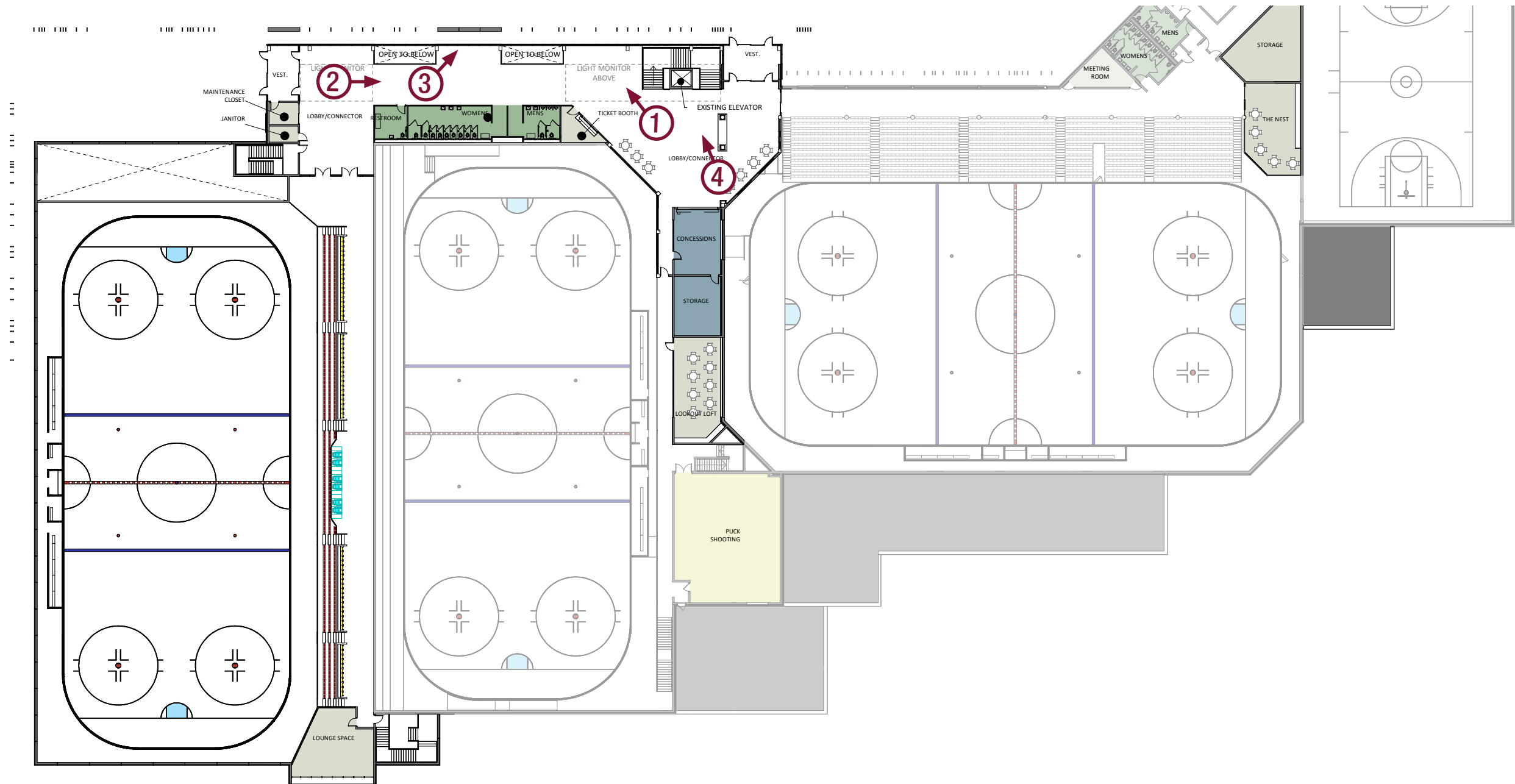
EXTERIOR ELEVATIONS (REFER TO PAGE 12 FOR PROPOSED MATERIALS PALLET)

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# MGCC RENOVATION AND EXPANSION

## INTERIOR ILLUSTRATION LOCATION PLAN

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1



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## 3D VISUALS - INTERIOR

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## 3D VISUALS - INTERIOR

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3D VISUALS - INTERIOR

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# MGCC RENOVATION AND EXPANSION

## 3D VISUALS - INTERIOR

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## SITE PLAN - PHASING PLAN

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# BUDGET

Phase 1 - Ice Arena 3/Existing Rink		Current Estimate
Ice Arena/Locker Rooms/Existing Improvements	\$ 28,160,867	New rink, locker rooms, seating, lobby, refrigeration improvements
Ice Arena West Parking Lot/Site Improvements	\$ 3,360,820	Includes approximately half of the overall parking improvements for the project
Current Ice Arena #3 Total Project Budget	\$ 31,521,687	Includes contribution from sports association and high school

Phase 2/3 - Community Center		22 Master Plan Est
Structural and Selective Demolition	\$ 4,000,000	Reviewing options to reuse as much of existing structure as possible Possibility of reprogramming and renovating existing and acquired space
Indoor Aquatics Improvements	\$ 20,500,000	
Administration/Office/Banquet	\$ 25,000,000	
Sitework - Parking/Landscaping/Sidewalks	\$ 5,000,000	
B3 Sustainability Design Guidelines	\$ 7,500,000	
Phase 2/3 Total Project Budget	\$ 62,000,000	

Phase 2/3 - Future Renovation/Expansion		
Building Renovation/Improvements	\$ 9,500,000	
Outdoor Aquatics Improvements	\$ 7,500,000	
Phase 2/3 Total Project Budget	\$ 17,000,000	

Total Project Budget Summary		
Estimated Total Project Budget Phase 1,2, and 3	\$ 110,521,687	\$90M local option sales tax, \$6M authorized state bonding (2023), \$10M projected (\$16.5M requested) state bonding (2024)
Total Project Target Budget	\$ 106,000,000	
Delta	\$ 4,521,687	

## MGCC RENOVATION AND EXPANSION BUDGET





# NEXT STEPS

## ICE ARENA ADDITION:

- SCHEMATIC DESIGN APPROVAL
- DESIGN DEVELOPMENT USER GROUP MEETINGS
- LOCK IN REFRIGERATION DESIGN

## COMMUNITY CENTER:

- PROGRAMMING AND SCHEMATIC DESIGN
- DEVELOP PROJECT PHASING PLAN

## SITE DESIGN:

- LOCK-IN PARKING REQUIREMENTS AND REVIEW WITH CITY PLANNING
- COMPLETE SOIL BORINGS
- DEVELOP SITE, PARKING AND CIRCULATION DESIGN

# MGCC RENOVATION AND EXPANSION

## NEXT STEPS

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